

**TOWN OF FREDERICK, COLORADO
RESOLUTION NO. 10-R-__**

**A RESOLUTION REGARDING THE REVIEW OF THE REQUEST FOR
AMENDMENT TO THE OFFICIAL ZONING MAP OF THE TOWN OF
FREDERICK FOR THE SANDSTONE RIDGE BUSINESS PARK.**

WHEREAS, the Dillon Family, LLC, 138 So. Downing Street, Denver, CO 80209, has requested a zoning amendment to the Official Zoning Map of the Town of Frederick from the current zoning district of Business/Light Industrial with a PUD Overlay, to B-LI (Business/Light Industrial), for the Sandstone Ridge Business Park, more particularly described in Exhibit A attached hereto; and

WHEREAS, The property owner understands that by removing the PUD overlay, all regulations within the Land Use Code will apply to the property.

**BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF
FREDERICK, COLORADO, AS FOLLOWS:**

Section 1. Findings of Fact. The following findings are made by the Board of Trustees of the Town of Frederick, after due consideration of the testimony given and presentations made during the public hearing conducted by the Board on May 11, 2010.

- a. The applicant's application and supporting documents are in substantial compliance with Section 3.2.3 Changes to Map/Amendments and Section 4.7.2. Review Criteria, of the *Frederick Land Use Code*.
- b. The amendment will rezone an area or extend the boundary of an existing district because of a manifest error in an ordinance establishing the zoning for a specific property;
- c. The land to be rezoned was zoned in error and as presently zoned is inconsistent with the policies and goals of the Comprehensive Plan;
- d. The proposed rezoning is necessary to provide land for a community-related use that was not anticipated at the time of the adoption of the Comprehensive Plan, and the rezoning will be consistent with the policies and goals of the Comprehensive Plan;
- e. The requested zoning amendment area has changed or is changing to such a degree that it is in the public interest to encourage development of the area.
- f. A rezoning to Planned Unit Development overlay district is requested to encourage innovative and creative design and to promote a mix of land uses in the development.

Section 2. Conclusions and Order Approving an Amendment to the Official Zoning Map of the Town of Frederick for Sandstone Ridge Business Park.

- a. The proposed amendment of the Official Zoning Map complies with section 3.3.3 and section 4.7.2.d of the *Frederick Land Use Code*.
- b. Prior to recording the zoning amendment map, applicant shall submit an electronic/ AutoCAD drawing file (release 12 or higher) of the zoning amendment map, parks and open space plan and preliminary plat on CD-Rom or by other acceptable electronic transfer such as DVD.
- c. The proposed amendment of the Official Zoning Map for the subject property and subject to the above conditions, should be granted approval.

INTRODUCED, READ, PASSED, AND SIGNED THIS 11th DAY OF MAY, 2010.

ATTEST:

TOWN OF FREDERICK

By _____
Nanette S. Fornof, Town Clerk

Eric E. Doering, Mayor

DRAFT 5/03/2010

EXHIBIT A

**SANDSTONE RIDGE BUSINESS PARK PROPERTY
ZONING DISTRICT LEGAL DESCRIPTION**

B-LI ZONE DISTRICT